

IL Zoning District Regulations

The purpose of this Light Industrial District is to provide for light industrial and service-related land uses with large buildings or outdoor storage requirements. This district also provides for certain instructional and theatrical uses with similar space requirements.

Permitted Uses

Government Facilities	Car Wash
Major Utility	Taxicab Service
Minor Utility	Towing Service
Eating Establishments without Seating	Contractor's Office
Funeral Home	Other Light Industrial Service
Furniture Store	Other Manufacturing and Production
Hardware, Paint, Glass, Wallpaper or Flooring Store	Moving and Storage
Kennel, Boarding	Self-Service Storage
Landscape Nursery	Warehousing
Veterinary Hospital	Waste Related Service
Watercraft Sales, Rental or Service	Wholesale Contractor's Materials
Auto Rental	Wholesale Business
Auto Repair	Mini Park

Permitted with Conditions (See Planning Staff for Conditions)

Religious Institutions
Telecommunications Facility
Eating Establishments, High Turnover
Community Theater
Dance Studio
Auto Sales
Truck or Trailer Rental
Aviation Services
Wholesale Business with Accessory Retail Outlet

Permitted by Special Exception (See Planning Staff for Conditions & Criteria)

Aviation / Surface Passenger Terminal
Waste Treatment Plant

Density (per Net Acre)

12,000 Square Feet Warehouse
10,000 Square Feet Other Uses

Maximum Structure Height

35 feet above Base Flood Elevation
2 stories

Maximum Impervious Coverage

65% of Gross Acreage of Land

Minimum Open Space

25% of Gross Acreage of Land

Parking Requirements

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.